

RESOLUTION NUMBER 154

A RESOLUTION OF THE ST. LOUIS BOARD OF ALDERMEN TO ADOPT AN ENERGY EFFICIENCY AND GREENHOUSE GAS REDUCTION POLICY FOR MUNICIPAL BUILDING PROJECTS INCLUDING NEW BUILDINGS, BUILDING ADDITIONS AND MAJOR REMODELS.

WHEREAS, energy efficient building techniques can save the taxpayer money over the useful life of the investment; and

WHEREAS, fossil fuels pollute the air in which we breathe and contribute to climate change when burned; and

WHEREAS, the best time to incorporate features that reduce fossil fuel use and promote energy efficiency in buildings is at the planning and design stages.

NOW THEREFORE BE IT RESOLVED that the City of St. Louis adopts an Energy Efficiency and Greenhouse Reduction Policy for new municipal construction and “major remodels” of municipal buildings. The term major remodels is meant to encompass projects that are over 5,000 square feet of a building floor plan with a reasonable potential for energy efficiency upgrades. For example, replacing 25% or more of building heating or cooling system; replacing 25% of the building lighting; involving removal of over 25% of a building roof; or involving work on over 25% of a buildings exterior walls. The term “major remodels” is not meant to cover cosmetic remodels, emergency repairs or regular maintenance. The Energy Efficiency and Greenhouse Gas Reduction Policy for city-initiated projects requires:

(1) Project Invitation for Bids or Requests For Proposals for new municipal buildings and major remodels will state the high priority of energy efficiency and greenhouse gas reduction for the initial 20-year operation of the building project. The request for proposal shall specify the energy rates to be used in the energy cost estimates required in number 2 below.

(2) Licensed professionals providing services for any city owned or operated project will be required to include an energy analyses that:

- a. estimate the energy consumption and long-term operating costs of the building of built to minimum code requirements.
- b. propose energy efficiency measures based on current technology and site location. that exceed minimum code requirements by a minimum of 30%.
- c. estimate the energy consumption and long-term operating costs from the measures proposed in (2)b.

- d. provide a life cycle analysis of the costs and benefits of proposed measures based on the initial 20-year period.

(3) Licensed professionals providing services for a project will be required to demonstrate capability and experience with energy analysis, or hire consultants with the necessary expertise.

(4) The City shall pursue a commissioning process consistent with ASHRAE guidelines 1-1996 and 0-2005.

(5) For the purpose of educating the public on the benefits of energy efficiency and greenhouse gas reduction:

- a. results of the energy analysis shall be documented and available via the city website.
- b. the energy efficiency and greenhouse gas reduction features incorporated into the project shall be publicized through educational displays during construction and in the completed building.
- c. after the building contract is awarded, a press release may be issued that summarizes the energy analysis and energy features chosen for the project.

Introduced on the 21st day of September, 2007 by:

Honorable Alfred Wessels, Jr., Alderman 13th Ward

Adopted this 21st day of September, 2007 by: